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Car Park adjoining  
15, Woodside Street, Cinderford. GL14 2NL

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**Unconditional offers invited in writing by 25<sup>th</sup> March 2022**

On behalf of Gloucestershire County Council, we offer **FOR SALE** the Freehold interest of the car park area off Woodside Street, Cinderford. The site is currently used for parking and will be sold with vacant possession. The above aerial image depicts the site to be sold, please refer to the sale plan provided.

Gloucestershire County Council has instructed this firm to offer for sale the car park land located just off Woodside Street, Cinderford. The sale will be for the Freehold interest and also sold with several covenants with a residential uplift clause. The site is approx 488sqm.

There is a right of access (Deed of Grant) across the land for the benefit of the adjoining owners at No.23 Woodside Street. The access is shaded brown on the plan. It must be kept clear at all times.

Gloucestershire County Council carried out highway improvement works in the 1960s/70s and demolished a property which was sited on the top corner of this land, there is one remaining wall standing which is attached to 15 Woodside Street. This wall is included in the sale. The buyer will be responsible for this wall in terms of its upkeep and general maintenance. Gloucestershire County Council carried out works to the wall approx. 5 years ago which included work to the buttresses and rendering.

The owner of this land will also be responsible for the buttresses adjoining No 15 Woodside Street. No. 13 Woodside Street was demolished some years ago and retaining works were carried out on No. 15 Woodside Street with a lifetime responsibility to the registered proprietor of No. 15.

Contract work and invoices are available for inspection after viewing and to serious buyers.

The sale will be subject to an uplift covenant. If within a period of 30 years planning permission is granted for residential development, GCC will require 50% of the uplift in value.

The Council is under an obligation to achieve the best value for the land and requires a period of marketing to allow any interested parties time to view and make a bid.

There is no VAT charged on this transaction other than your own fees.

Your offer is to be made to Dean Estate Agents Ltd outlining your full details and your financial status. Any offer will be forwarded to our selling client for their consideration after the closing date for offers, that date being 25<sup>th</sup> March 2022.

The Councils intention is usually to secure the highest offer but is not obliged to accept the highest or any offer.

The plant boxes will be removed.

Services - There are combined lateral drains running through the site.

The buyer is to grant Gloucestershire County Council a right to access the first 0.5 metres from the back of the footpath for maintenance purposes only.

Currently, the car park is being used by the general public. Upon exchange of contracts, the car park will be locked and closed to the general public.

The Highway providing access to this site is adopted and maintained at public expense.

**Consumer Notes:** Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement The inclusion of any links does not necessarily imply a recommendation or endorse the views expressed within them. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. Equipment Tenure: We are advised freehold.  
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